

March 14, 2018

Barry Wood

Director Assessment Division

Department of Local government Finance

Indiana Government Center North

100 North Senate Ave. N 1058(B)

Indianapolis, IN 46204

Dear Barry,

We have completed the 2018 ratio study for Morgan County's annual adjustment. All valid sales for the period of January 1, 2017 through December 31, 2017 have been used. We have extended the sales window to include all valid 2016 sales to insure a sufficient number of sales within each township. We have combined and included the multiple parcel sales. We have also included the sales that sold as vacant but now have new construction added. All improved parcels have been valued using the updated cost tables and all agricultural parcels have been priced with the 2018 agricultural land rate. The updated depreciation year was implemented for all real property parcels. Location Code Multiplier (LCM) for Morgan County remains unchanged at 1.00. Factors were only changed if there were an adequate amount of sales to support a change.

Residential Property

Vacant: Several townships have an insufficient number of sales to allow a credible analysis. These townships typically bounce back and forth between having enough sales and then the next year not having enough. For that reason, we have left them grouped together to insure a more consistent analysis from year to year. The townships have been grouped by comparison of similar geographic location and land size as well as proximity to all amenities customary for the county. The townships are combined as follows: (Adams, Ashland, Baker and Ray), (Clay, Gregg, Jefferson and Washington), (Brown, Monroe and Madison) and (Green, Harrison and Jackson).

Improved: A preliminary countywide study was done along with each individual township. There were an adequate number of sales in each township for reliable statistical data. We still are utilizing the local MLS as another review process and in the verification of sales. The county still conducts all field inspections of new construction and does all data entry.

There are (4) parcels (55-06-08-192-016.000-004, 055-02-28-475-043.000-015, 55-13-12-200-001.038-020 and 55-13-12-200-001.034-020) that appear as duplicates on the formatted tab due to having a valid vacant sale and then also having a valid improved sale.

Commercial and Industrial

Due to small amount of sales activity for commercial and industrial properties outside of Martinsville and Mooresville, all commercial and industrial sales have been grouped together to better analyze the market data. We have also extended the sales to include 2015 for both improved and unimproved commercial and industrial property. We have used information obtained from rental property owners along with MLS information for establishing a GRM for all rental property.

Time Adjustment

The County has remained static as evidenced through paired sales, there is no need for a time adjustment for the older sales utilized in this study.

Increase/Decrease in Assessment %

Commercial- Ashland Township increased by 34.12% due to \$62,100 addition to existing property, Reclassification of State assessed utility to locally assessed \$4,900 and Reclassification of 101 property class to 416 for Lake Melissa Campground \$258,100.

Clay Township increased by 26.51 % due to reclassification of 399 property class to 499 \$359,500 and reclassification of 199 property class to 830 \$146,100.

Brooklyn increased by 27.03% due to the cyclical reassessment of parcel 55-05-24-376-003.000-008 which increased the assessed value by \$332,700.

Jackson Township increased by 15.25% due to reclassification of use of parcel 55-14-01-300-004.000-012 from 101 property class to 465 property class for a value of \$110,900.

Industrial- Clay Township decreased by 24.56% due to reclassification of 399 property class to 499 \$359,500. Harrison Township increased 17% due to the addition of fencing for the 2017 cyclical reassessment on parcel 55-06-27-400-001.002-011 for \$20,600.

Monroe Township- 1 Industrial parcel was created with a value of \$823,400. This is the only industrial property in Monroe.

Government Exempts – We are in the process of adding all of the improvements to our Government Exempt parcels in hopes of being able to provide more accurate assessment information to anyone who might inquire on these parcels. This has resulted in extremely large increases in all townships.

Cyclical Reassessment

All 4 phases of the cyclical reassessment have been completed representing 100% of all classes of property within the county. The townships that were included in phase 1 are Baker, Harrison, Ray/Paragon and Washington/Martinsville. Phase 2 includes Green, Jackson/Morgantown and Madison, Phase 3 includes Brown/Mooresville, Clay/Bethany/Brooklyn and Jefferson and Phase 4 includes Adams,

Ashland, Gregg and Monroe/Monrovia. They are marked in the workbook. Phases 1 through 3 have represented slightly more than the 25% required as we have finished the entire township rather than stop when reaching the 25 percent goal. Phase 4 is slightly less than 25% but represents the remainder.

Reassessment of Commercial and Industrial properties are done by use type across the entire county and are marked on the workbook.

If you have any questions please let me know.

Sincerely,

Reva Brummett

Morgan County